

5/3/10 - Monday, May 3, 2010

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of May 3, 2010

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Duax, FitzGerald, Hibbard, Kaiser, Kayser, Klinkhammer, Larson, Pearson, Seymour

Staff Present: Messrs. Amundson, Genskow, Noel, Tufte

The meeting was chaired by Mr. Kaiser.

1. CONDITIONAL USE PERMIT (CZ-1001) “ Home Occupation and Garage, 4812 Fairfax Street

Mr. Kayser made a motion to reconsider a conditional use permit to allow for a garage in excess of accessory use standards. Mr. Klinkhammer seconded. All voted aye, except Mr. Hibbard. The proposal in excess of accessory use standards was denied previously on April 19. However, the photography studio home occupation portion of the proposal was approved.

Applicant, Thomas Giles, 4812 Fairfax Street, stated the two adjacent homeowners are in favor of the project so long as he provides a 6 foot privacy fence.

Based on the excess size of the accessory use request and commercial use intentions, Mr. Hibbard believed the home occupation should be located in a commercial zone.

Mr. Klinkhammer made a motion to approve the conditional use permit for the garage in excess of accessory use standards and that a 6 foot privacy fence is constructed where appropriate. Mr. Kayser seconded and the motion carried. Mr. Hibbard voted nay.

2. ELECTION OF OFFICERS

Mr. Larson made a motion to nominate Mr. Kaiser as Chair of the Plan Commission, Mr. FitzGerald seconded. Mr. Duax moved to close the open balloting and elect Mr. Kaiser. Mr. Hibbard seconded and the motion carried. Mr. Kaiser abstained.

Mr. Larson made a motion to nominate Mr. Kayser as Vice Chair of the Plan Commission, Mr. FitzGerald seconded. Mr. Duax moved to close the open balloting and elect Mr. Kayser. Mr. Hibbard seconded and the motion carried. Mr. Kayser abstained.

Mr. Larson made a motion to nominate Mr. Seymour as Secretary of the Plan Commission, Mr. FitzGerald seconded. Mr. Duax moved to close the open balloting and elect Mr. Seymour. Mr. Hibbard seconded and the motion carried. Mr. Seymour abstained.

3. REZONING (Z-1468-10) “ R-1 and R-3 to P-Public

Mr. Tufte stated the property rezoning is for public land presently south of Rod and Gun Park. The rezoning would change the designation from residential R-1 and R-3 to P-Public zoning, making the zoning consistent with existing use.

Michelle Franklin, 649 Park Ridge Drive, had a concern about parking in the area.

Mr. FitzGerald motioned to approve the rezoning. Mr. Kayser seconded, and the motion carried.

4. THIRD WARD COMMONS “ Thorp Drive

Mr. Seymour stepped down from the commission meeting.

Mr. Amundson stated the road reconstruction proposal has had an extensive two-year review process. As Public Work staff met with the neighborhood, three main concerns emerged; that vehicles and pedestrians both use the stretch, and that safety is considered paramount. Seven alternatives were looked at from a variety of perspectives. The City Council asked Public Works to review the traffic, bicycle, and pedestrian counts before making a final recommendation. It was found more pedestrian use the drive than vehicles. In the end, the most favorable concept was to reconstruct the drive as a multi-use public space. Vehicle speed limit would be 15 mph and the drive would have a pedestrian mall appearance to calm traffic and provide safety.

Mr. Hibbard thought æThorp Commons might be more appropriate with the local history. He also had concerns over the decorative lighting, riverbank impacts, and cutting trees.

Mr. Amundson stated raised entrances, decorative lighting, rocks, color treatments, narrow surface width and pedestrian/bicycle activity will force vehicles to slow down.

Mr. Seymour, 132 Oakwood Place, speaking as a private citizen, thought the name should be æRiverside Commons, referring back to the original name of the drive.

Patrick John Kurtenbach, Third Ward Neighborhood President, stated the neighborhood steering committee helped facilitate the

public process to help design the new drive.

Mr. Klinkhammer motioned to recommend approval of an ordinance designating Thorp Drive as an official Pedestrian Mall from Summit Avenue to Gilbert Street and Concept Plan 4-2010. He noted a name besides æThird Ward Commons should be chosen. Mr. Pearson seconded and motion carried. Mr. Seymour abstained.

5. EASEMENT “ 3524 Ridgeway Drive

Mr. Genskow stated a new easement is needed to allow a public sidewalk crossing Parcel 19 of Otter Creek Preserve. What prompted the need for the new sidewalk was a house being built at 3524 Ridgeway Drive. The easement is because there was not enough road right-of-way to accommodate the full width of the sidewalk.

Mr. FitzGerald motioned to recommend approval of the sidewalk easement. Mr. Kayser seconded and the motion carried.

6. EASEMENT - East Side of Jeffers Road

Mr. Genskow stated Xcel Energy made a request to grant a 10-foot wide utility easement across City-owned property. The easement would allow for improved electrical distribution in the area.

Mr. FitzGerald motioned to recommend approval of the 10-foot easement. Mr. Kayser seconded and the motion carried.

7. SITE PLAN (SP-1008) “ Auto Sales Parking Lot

Mr. Tuft presented a request to approve a site plan for an auto sales business at the southeast corner of Fairfax Street and Kirk Street. The existing building would be reused for servicing and the lot redeveloped for auto sales. Site access would remain the same and a new sidewalk would be located on Kirk Street. There is a proposed grass swale for drainage. A number of conditions are required for approval; such as street trees along Fairfax Street and a providing a dumpster. A conditional use permit is needed for other types of sales such as RVs, boats, and camper trailers.

Dan Young, N1502 County Road O, stated they will install shrubs in a non-hedge like manner so sale vehicles can be seen. Garbage and recycling dumpsters will be located inside the building.

Mr. FitzGerald motioned to approve the site plan contingent on meeting staff™s letter conditions. Mr. Kayser seconded and the motion carried.

8. DISCUSSION/DIRECTION

A. West Riverside Committee Appointments

Mr. Tuft reported that Jon Case from Waterways and Parks Commission was selected to serve and the Plan Commission will have resident names to appoint to the committee later in June.

Mr. Duax motioned to approve the current list of names to serve on the West Riverside Committee. Mr. Kayser seconded and the motion carried.

B. Code Compliance Items

Mr. Duax made a motion to officially honor John Guettinger for his work being the City™s Code Enforcement Officer. Mr. Hibbard seconded and the motion carried.

C. Future Agenda Items

Mr. Hibbard stated, with Mr. Guettinger™s retirement, code enforcement should be reviewed later this year to understand how the responsibilities are being handled.

9. MINUTES

The minutes of the meeting of April 19, 2010, were approved.

Joe Seymour, Secretary